

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 1, 2004

ITEM NO. 7

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| CASE NUMBER/ PROJECT NAME | 1-ZN-2004 PBD Addendum Residences on Main Street & Main Street Mews | | |
| LOCATION | SWC of Main St. & 69 th St. (6833 and 6875 East Main Street) | | |
| REQUEST | Request Development Review Board recommendations for Amended Development Standards under Planned Block Review | | |
| OWNER | MSR Properties c/o Westroc Hotels & Resorts 480-367-6222 | ENGINEER | Wood Patel & Associates 480-834-3300 |
| ARCHITECT/ DESIGNER | H&S International 480-585-6898 | APPLICANT/ COORDINATOR | Irene C. Clary Parklawn Homes LLC 480-473-3700 |
| BACKGROUND | <p>Zoning: Currently the site is zoned Highway Commercial District, Downtown Overlay (C-3, DO). On April 14, 2004, the applicant will go before the Planning Commission requesting a rezoning of the property to Downtown District, Residential/Hotel Subdistrict Type 2, Planned Block Development, Downtown Overlay (D-RH-2, PBD, DO).</p> <p>Context: The existing Valley Ho Hotel is located on the north and south side of Main Street between 69th Place and 68th Street. This project includes only the site south of Main Street. On this site, the existing Valley Ho Hotel building will be demolished to construct the proposed condominium building and townhouse buildings. North of the site is the Valley Ho Hotel that will be completely renovated. West of the project, beyond 68th Street, is a single-family residential district (R1-7) consisting of single story homes. There are existing multi-family residential two story complexes south of the project zoned Downtown District, Residential/Hotel Subdistrict Type 2, Downtown Overlay (D-RH-2, DO) and Multi-Family Residential District, Downtown Overlay (R-5, DO). Small lot commercial one and two story commercial properties zoned Central Business District, Downtown Overlay (C-2, DO) are found west of the site.</p> | | |
| APPLICANT'S PROPOSAL | <p>Applicant's Request. The development standards are designed to assure that small and moderate scale developments fit into the established urban pattern of Downtown Scottsdale. The PBD amendment procedure allows standards to be modified to accommodate larger scaled projects, such as major residential projects. The</p> | | |

ordinance requires that amendments to development standards receive a review and recommendation from the Development Review Board. The City Council will review comments/recommendations from the Development Review Board and Planning Commission as part of their decision to approve any amended development standards as part of the overall zoning request. The applicant's PBD Addendum Justification Narrative (Attachment 4) describes in detail the standards that the applicant is seeking to amend.

The applicant wishes to modify standards for:

- Building size maximum,
- Spacing between buildings,
- Large walls – vertical,
- Large walls - horizontal,
- Building envelope,
- Encroachments beyond inclined stepback plane,
- Building lines, and
- Allowable uses.

The applicant has given the structures letter designations, and the key map is shown in Attachment #5.

Development Information:

- Existing Use: Valley Ho Hotel on the south parcel (going to be demolished)
- Parcel Size: 4.93 acres (gross)
- Total Square Footage: 321,000 sq. ft. (proposed)
- Number of Units: 100 Condos units and 62 Townhomes (proposed)
- Parking Required/Provided: 253 required and 284 provided
- North parcel Valley Ho: 175 additional parking spaces to be located on this project

DISCUSSION

BUILDING SIZE MAXIMUM

Ordinance Requirement:

SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 3. Building Size Max, c. Above 38 ft elevation, 200 ft maximum length.

Requested Modification:

This standard is designed to assure that Downtown buildings do not appear to be too long, especially walls above 38 ft. in height. The applicant is requesting amended standards on the south elevation of Building G (main condominium building) along the alley. The request is to allow a maximum length of 225 ft. for one portion of the building above 38 ft. in height. The place where the amendment is being sought faces the alley on the south side of the site; the existing buildings along the alley will block most of the view of that side of the

structure.

SPACING BETWEEN BUILDINGS

Ordinance Requirement:

SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 4. Spacing Between Buildings; 10% of two longest sides.

Requested Modification:

The standard was created to break up building masses by providing open space areas between buildings. The applicant proposes to create an urban environment by constructing six 3-story (36 ft. high) buildings on the east side of the site. The ordinance requires that the spacing between each building shall not be less than 10% of the two longest sides of the building. The request is to reduce the distances between the buildings by an average of 12 ft. to 14 ft. less than what is required by the ordinance, depending on the buildings. A majority of the building separations are primarily the driveways providing access to the garages for the townhomes. The applicant's goal is to maximize the open space/landscape and amenity areas for the residents and to minimize the hard surfaces of the property; especially the driveway surfaces.

LARGE WALLS- VERTICAL

Ordinance Requirement:

SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements; 5a. Large Walls-Vertical; Additional Setback required of 2 ft for every foot above 38 ft.

Requested Modification:

Large wall dimensions are limited in the Zoning Ordinance to avoid the use of high, flat, vertical walls. This standard requires that upper levels of buildings be stepped back, away from the roadway, 2 ft. for every foot above 38 ft. The applicant is seeking to amend this standard on a small portion of the wall on the west elevation of Building G (main condominium building). This wall is approximately 22% of the length of the total wall length, is approximately 48 ft tall and is set back 15 ft from the setback line. The standard would require that the wall be set back an additional 5 ft. Also, the south wall of Building G, less than 1/3 of the wall length would be affected by this standard.

LARGE WALLS-HORIZONTAL

Ordinance Requirement:

SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 5b. Large Walls-Horizontal, 200 ft with offsets of 20 ft.

Requested Modification:

This standard requires building breaks, which can consist of recesses or offsets measuring at least 20 ft. in depth on walls longer than 200 ft. The applicant is requesting a 5 ft. offset, instead of the 20 ft. offset, on Building A, B, and C elevations (townhome buildings). On Building F (townhome building), the request is for 0 ft. offset along the southern elevation adjacent to the alley. On Building G, the applicant is requesting a 15 ft. offset on the west elevation and a 10 ft. offset on the south elevation. The townhome buildings follow the intent of

the standard, by varying the building lines along the street frontage with 5 ft and 10 ft setbacks. A majority of the offset reductions occur on the interior facades of the site or along the alley, except for the east elevation of Building C and west elevation of Building G (main condominium building).

BUILDING ENVELOPE

Ordinance Requirement:

SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 6. Building Envelope: Starting at a height of 26 ft above the building setback, 1:1 up to a height of 38', 2:1 thereafter; also incl., Sect 5.3061, C), starting at a height of 10 ft above the building setback, 1:1 inclined stepback plane within 300 ft of R1 district.

Requested Modification:

This standard is designed to assure that taller Downtown buildings do not dominate the streetscape, instead step back from the street and help the transition from the smaller surrounding buildings. The standard requires the building to have a 1:1 slope starting at a height of 26 ft. above the building setback to 38 ft., then a 2:1 slope thereafter. The request is to modify the required inclined stepback to start at 28 ft. above the building setback line with a 2:1 slope (See Attachment #6 for details) for the west elevation of Building G (main condominium building). Building G, although adjacent to a single family district (R1-7) is separated by the four laned and medianed 68th Street providing more than 100 ft of separation between the homes to the west and the condominiums. Along with the separation, the stepback/inclined plane in conjunction with the proposed design, terraces away from the street help reduce the apparent scale of the structure.

ENCROACHMENTS BEYOND INCLINED STEPBACK PLANE

Ordinance Requirement:

SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 7. A max. vertical encroachment of 15 ft. is permitted on a max. 25% on the length of an elevation.

Requested Modification:

The standard was created to help reduce the apparent size and bulk of the building façade along the street. The standard allows a maximum vertical encroachment of 15 ft. for 25% of the length of the building. The request is to allow 100% of the building parapet wall, which is 5 ft. tall, to be within the incline setback plane for the east elevation of Building C (townhome building). The drive behind Building C would be greatly reduced if the standard were met.

BUILDING LINES

Ordinance Requirement:

SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 8. Building Lines, Min. of 25% of area of front face below 26 ft shall be at front bldg setback. At first level, min. 25% of width of projected elevation must be at least 10 ft. behind front bldg setback.

Requested Modification:

It is required that a certain percentage of each building-face be located at the front setback. The purpose of this standard is to pull portions of buildings close to the street, and then to mandate that a portion be set back to avoid a tunnel effect. The applicant has requested to modify the percentage of building that must be at the setback line and at least 10 ft behind the setback line on the east elevation of Building C along 69th Place (townhome building) and the west elevation of Building G along 68th Street (main condominium building). The area mostly affected by this standard is on Building C (townhome building) where 24% of the building length is “on” the building setback line, 10% is more than 10 ft. behind the setback line and 66% is 5 ft. behind the setback line. This request also is to reduce the requirement of 25% of a wall surface to be behind the setback line to 22% for the western wall of Building G (main condominium building). The facades of Building C (townhome building) have building offsets to add more detail and interest to the street fronts. The building also have front door steps for each unit that are counted as part of the building and further reduce the setback, otherwise 24% would not be on the setback line.

ALLOWABLE USES

Ordinance Requirement:

SCHEDULE A, LAND USE REGULATION FOR SUBDIVISION OF THE DOWNTOWN DISTRICT, Use Classifications, Residential/Hotel Subdistrict, Accessory parking, separate.

Requested Modification:

The land use list was developed to limit certain types of uses to certain areas of the downtown to help separate uses and create districts. The request is to modify the Land Use Regulation to allow an accessory parking lot for the adjacent hotel.

In addition to the underground parking being provided for the Condominium building residents, parking spaces are being provided for the adjacent Valley Ho Resort. As part of the purchase agreement for the Condominium parcel, the applicant is required to provide the resort a minimum of 175 parking spaces. All of these spaces are located on the first below grade level of the garage. The previous plan was to have surface parking or a two floor above grade parking structure.

STAFF CONTACT(S)

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ATTACHMENTS

1. Context Aerial
2. Aerial Close-Up
3. Zoning Map
4. PBD Addendum Justification Narrative
5. PBD Addendum Site Plan/Design Modification Requested
6. PBD Addendum 3-D Massing Model (Stepback Intrusion)
7. PBD Addendum Condominium Bldg Inclined Stepbacks

